

This Instrument Prepared By:  
**South Oak Title**  
**Elizabeth Everitt Southerland**  
**12805 U.S. 98 East**  
**E201**

**Inlet Beach, FL 32461**

As a necessary incident to the  
fulfillment of conditions contained  
in a title insurance commitment  
issued by it.

File: **SRB-24-2167**

Property Appraisers Parcel I.D. (Folio) Number(s):  
**11731-260-270**

## **WARRANTY DEED**

**THIS WARRANTY DEED**, Made the **April 30, 2024**, by  
**David Allen Chasteen and Breanne Chasteen, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is  
1313 Savory Ct, Panama City, FL 32404,  
and **ASHLEIGH L. MCCALL and CORBIN A. MCCALL, a married couple, as tenants by the entirety**,  
(herein referred to as "Grantee"), whose mailing address is  
1313 Savory Court, Panama City, FL 32405.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto Grantee, all that certain land situated in **Bay, Florida**, to wit:

**Lot 279 of Sweetbay Phase 2A, according to the plat thereof, as recorded in Plat Book 27, Page 35, of the Public Records of Bay County, Florida.**

This Property **IS NOT** the homestead of the Grantor(s) under the laws and constitution of the State of Florida.

**TOGETHER** with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2024**, reservations, restrictions, and easements of record, if any.

\*The Terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.

IN WITNESS WHEREOF Grantor(s) has/have hereunto set Grantor(s) hand(s) and seal(s), this 30<sup>th</sup> day of April, 2024.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTEREST WITNESSES REQUIRED

Elizabeth Southernland  
WITNESS

Elizabeth Southernland  
Printed Name

12805 US HWY 98 E, Unit E201

Inlet Beach, FL 32461  
Physical Address of Witness 1

Physical Address of Witness 1

Amy Moore  
WITNESS

Amy Moore  
Printed Name

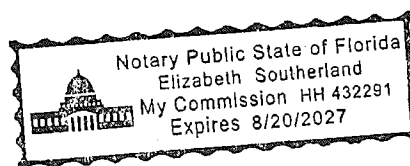
12805 US HWY 98 E, Unit E201

Inlet Beach, FL 32461

Physical Address of Witness 2

David Allen Chasteen  
David Allen Chasteen

Breanne Chasteen  
Breanne Chasteen



STATE OF FLORIDA  
COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 30<sup>th</sup> day of April, 2024, by David Allen Chasteen and Breanne Chasteen.

Elizabeth Southernland  
Signature of Notary Public

Print Type/Stamp Name of Notary

Elizabeth Southernland

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: DL

After Recording Return to:  
South Oak Title  
Elizabeth Everitt Southernland  
12805 U.S. 98 East, E201  
Inlet Beach, FL 32461

